

DOC # 0149284

05/12/2016

03:57 PM

Official Record

Recording requested By
LAWYERS TITLE OF NEVADA

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: HB

Book- 303 Page- 0018



0149284

A.P.N. 008-360-21

Escrow No: 3314778-330-LD1 \ 76547

Recording Requested By:

Cow County Title Co

When Recorded Mail To:

Verona Castaneda

4660 S Eastern Ave #207

Las Vegas, NV 89119

OPEN RANGE DISCLOSURE





OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 008 - 360 - 21

Disclosure: This property is adjacent to "Open Range"

This property is adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a fence that will prevent livestock from entering this property, livestock may enter the property and you will not be entitled to collect damages because livestock entered the property.

Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered this property.

The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979, or other rights-of-way. Such rights-of-way may be:

- (1) Unrecorded, undocumented or unsurveyed; and
- (2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

SELLERS: The law (NRS 113.065) requires that the seller shall:

- Disclose to the purchaser information regarding grazing on open range;
- Retain a copy of the disclosure document signed by the purchaser acknowledging the date of receipt by the purchaser of the original document;
- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 5/6/16

Verona Castañeda
Buyer Signature

Buyer Signature

Verona Castañeda
Print or type name here

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 6 day of May, 2016

Seller Signature

Seller Signature

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 5/6/16
(date)

by Verona Castañeda
Person(s) appearing before notary

by _____
Person(s) appearing before notary

[Signature]
Signature of notarial officer

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

Leave space within 1-inch margin blank on all sides.

Notary Seal





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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

 Buyer Signature

 Print or type name here

 Buyer Signature

 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 27 day of APRIL, 2016
Shirley Frehner Trustees of the Frehner Dental Lab
 Seller Signature Profit Sharing Trust
Shirley Frehner, Secretary
 Print or type name here Print or type name here

STATE OF NEVADA, COUNTY OF CLARK
 This instrument was acknowledged before me on 4/27/16
 by shirley FREHNER (date)
 Person(s) appearing before notary
 by _____
 Person(s) appearing before notary

 Signature of notarial officer

Notary Seal

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- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

Buyer Signature

Print or type name here

Buyer Signature

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 27 day of April, 2016

Tyler

Seller Signature
Tyler Frehner

Print or type name here

Janae

Seller Signature
Janae Frehner

Print or type name here

STATE OF NEVADA, COUNTY OF CLARK
This instrument was acknowledged before me on 4-27-16 (date)

by Tyler Frehner

Person(s) appearing before notary

by _____

Person(s) appearing before notary

Walter

Signature of notarial officer

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

Leave space within 1-inch margin blank on all sides

Notary Seal

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WILLIAM R. KANE
No: 05-101830-1
My Appointment Expires Dec. 14, 2017



EXHIBIT "A" LEGAL DESCRIPTION

File No.: 76547

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That certain parcel of land situate within a portion of the Northwest Quarter (NW1/4) of Section 16 and the Northeast Quarter (NE1/4) of Section 17, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Parcel B-2A of that certain Parcel Map recorded November 5, 2001 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 406 as File No. 117242, Lincoln County, Nevada records.

Together with that parcel of land acquired by a Boundary Line Adjustment Record of Survey recorded June 16, 2006 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 226 as File No. 126686, Lincoln County, Nevada records, described as follows:

A boundary line adjustment of 100 feet on the west side of Parcel B-2A of the parcel map recorded in Book B of Plats, page 406, Lincoln County, Nevada records, located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 7 South, Range 61 East, M.D.B. & M., and more particularly described as follows:

Beginning on the Northwest corner of said Parcel B-2A at a #5 rebar with cap stamped L Smith PLS 12751, from which the North Quarter corner of Section 17, Township 7 South, Range 61 East, M.D.B. & M. bears North $50^{\circ}19'58''$ West, 1677.45 feet;

Thence South $0^{\circ}55'38''$ West, 138.02 feet, to a #5 rebar with cap stamped L Smith PLS 12751, on the West side of said Parcel B-2A to the Southwest corner;

Thence North $89^{\circ}43'18''$ West, 100.00 feet, to a #5 rebar with cap stamped L Smith PLS 12751;

Thence North $00^{\circ}55'38''$ East, 137.01 feet, to a #5 rebar with cap stamped L Smith PLS 12751;

Thence North $89^{\circ}42'15''$ East, 100.02 feet to the point of beginning.

The Basis of Bearings is the North line of the Northwest Quarter of Section 17, Township 7 South, Range 61 East, M.D.B. & M., given by the GLO South $89^{\circ}56'$ West.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded March 13, 2009 in Book 247 of Official Records, page 547 as File No. 133547, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 008-360-21